

MONTEVALLO DEVELOPMENT COOPERATIVE DISTRICT
BOARD OF DIRECTORS MEETING
Montevallo City Hall
Minutes

Regular Meeting
September 8, 2025
1:00 p.m.

Members Present: Sonya Swords, Trey Gauntt, Mark Richard
Staff Present: Gina LeCroy (Zoom), Susan Hayes (Zoom)
Others Present: Steve Gilbert, City of Montevallo, David King, City of Montevallo

The meeting was called to order at 1:00 pm by Chairman Swords. Chairman Swords, Mr. Richard and Mr. Gauntt were in attendance creating a quorum. A notice for this meeting was posted on August 20, 2025.

Mr. Richard made a motion to approve the minutes of the August 11, 2025 meeting. The motion was seconded by Mr. Gauntt. The motion was approved by a vote of three (3-0), with Chairman Swords, Mr. Richard and Mr. Gauntt voting in favor.

Mr. Gilbert reported that the groundbreaking for the hotel is scheduled for September 18th at Noon. He will be sending out the information soon.

Mr. Gilbert stated that he is still waiting on the right of way acquisition from ALDOT for the Crossroads Project. He hopes to get an update later this week or early next week.

Mr. Gauntt stated that Lathan Associates will be doing the design for the High School Gym Project. He also stated that once the Board of Education bids and awards the project, MDCCD will need to send a lump sum of \$2,000,000.00 for their contribution.

Mr. Gilbert stated that the lease agreement for the soccer fields goes before the City Council tonight. Ms. Swords asked if the lease states that the property will be used for soccer fields. Mr. Gilbert said that it states the property will be used for recreational purposes with the understanding that it will be used for soccer fields. Mr. Gauntt stated that if the soccer fields project falls through for some reason, the lease can be cancelled.

Mr. Gauntt presented a cost estimate for the multi-use field project which was broken down by phases. Phase I of the project includes demolition, clearing and grubbing and rough grading. The cost reflected the work being done by the Shelby County Park and Recreation Authority (SCPRA). This cost would include only expenses for materials, labor and fuel. SCPRA utilizes County owned equipment. The cost for Phase I will be \$179,000.00. Phase II will be bid out to a general contractor with alternates. One possible alternate could include installing synthetic turf on one of the fields. Mr. Gauntt said he has a quote of \$15,590 from Gonzalez Strength & Associates for the design fee for the turf. The BOE had previously indicated that if the bids on the gym project came in under budget, it may allow of the opportunity for them to partner with the City to install synthetic turf on one of the fields. Mr. Gauntt said that he would check with the BOE to confirm this design of the turf alternate was warranted or not so it could be included in the project bid. Mr. Gauntt indicated he would check with the BOE to see if they would partner on the design fees associated with the synthetic turf alternate and he will report back. Another possible alternate will

be lighting. Mr. Gauntt presented a quote from Jackson Renfro & Associates for \$6,500 for the lighting design fee to include electrical and lighting within the bid scope. The electrical design was approved.

Mr. Swords asked for an update on the insurance for the University of Montevallo on Main Education Center (UMOM). Mr. Gauntt stated that he feels the building is double insured by the University of Montevallo and MDCD. He recommended getting confirmation from the University that it has insurance on the building and contents as well as periodic proof of insurance from the University. If proof is provided and the contract allows, Mr. Gauntt recommended MDCD cancel the insurance on the building and contents and keep liability insurance only. Mr. Gauntt said he had received a quote from the Rux Carter Insurance Agency for \$1,510 annually for liability insurance as compared to \$13,423 annually for building, contents and liability coverage. Mr. Gauntt will work to get a copy of the executed contract with the University. If it can be determined that UM has adequate coverage on the building and contents and the MDCD can be listed at the entity receiving the payment for any damages as the owner of the building and also included as additional insured on the policy, the MDCD will remove the building coverage portion from their policy which will result in a savings of \$11,913 annually.

Mr. Gilbert stated that he would like to clean up the service station site by removing the fence and adding topsoil to level the site. He asked if the County had any topsoil. Mr. Gauntt stated that he could provide cost estimates for bringing dirt in and seeding the lot as well as paving the lot. He stated that if the University would consider signing a lease agreement with MDCD if they invested in making the site a paved parking lot it could be beneficial to all.

The next regularly scheduled meeting will be on Monday, October 13, 2025 at 1:00 pm in the Council Chambers at Montevallo City Hall. The Zoom login will be provided for the meeting.

There being no further business, Mr. Richard made a motion to adjourn. The motion was seconded by Mr. Gauntt. The motion was approved by a unanimous vote of three (3-0), with Mr. Richard, Mr. Gauntt and Chairman Swords voting in favor, the meeting was adjourned at 1:59 pm.

Gina LeCroy
Recording Secretary

Sonya Swords
Montevallo Development Cooperative District